

Agenda No.: 3
Preliminary Site Plan: SEC of Eldorado Parkway and Teel Parkway (PSP08-0011)
Owner(s): Mockingbird Development

DESCRIPTION:

A restaurant with a drive-thru, a bank, a car wash, and a convenience store with gas pumps on 4.2± acres on the southeast corner of Eldorado Parkway and Teel Parkway. Zoned Commercial-1. Neighborhood #45. JE

REMARKS:

Access: Access is provided from Eldorado Parkway and Teel Parkway.
Cross access: Cross access is provided throughout the development and to the residential subdivision to the east via Kashmir Lane.
Screening: An eight foot masonry screening wall with trees will be provided adjacent to the residential zoning district to the east.
Parking: Parking is adequate.
Open space: Open space is adequate.
Tree Preservation: There are no protected trees on this property.
Façade Plan: A preliminary façade plan has been submitted for review.

RECOMMENDATION:

Recommended for approval subject to staff approval of the preliminary façade plan.